



LUKE HOLLER

DAMON GOTTSCHALK

2626 S 37TH ST, TEMPLE, TX 76504

5,860+/- SF | 2.97+/- Acres

AVAILABLE

CROMWELL
COMMERCIAL GROUP



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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Glendale Park is a well-maintained, multi-tenant professional and retail center located at 2626 S 37th Street, Suite #104, Temple, TX 76504. Built in 1998, this 27,150+/- SF property features excellent visibility and accessibility from one of Temple's most active commercial corridors. The available suite offers 5,860+/- SF of flexible space suitable for medical, office, or retail use. Positioned within a thriving business district and surrounded by established national and regional tenants, Glendale Park provides an ideal environment for growing businesses seeking high traffic exposure and convenient access for customers and staff.

- Available Space: 5,860+/- SF | Total Building Size: 27,150+/- SF
- Year Built: 1998
- Lease Type: NNN
- Parking: 74+/- surface spaces providing ample on-site parking
- Location: prime Temple corridor with excellent visibility and signage opportunities
- Traffic Counts: West Adams Avenue - 13,262 VPD | S. 31st Street - 40,179 VPD
- Zoning: Commercial (ideal for medical, retail, or professional office users)
- Accessibility: easy ingress and egress with proximity to major thoroughfares and local amenities

PROPERTY HIGHLIGHTS

LOCATION

2626 S 37th St, Temple, TX 76504

PROPERTY TYPE

Office

MARKET

Temple

ZONING

Commercial

AVAILABLE SPACE

5,860+/- SF

LOT SIZE

2.97+/- Acres

ASKING PRICE

\$12.00/SF + NNN



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SUITE 104

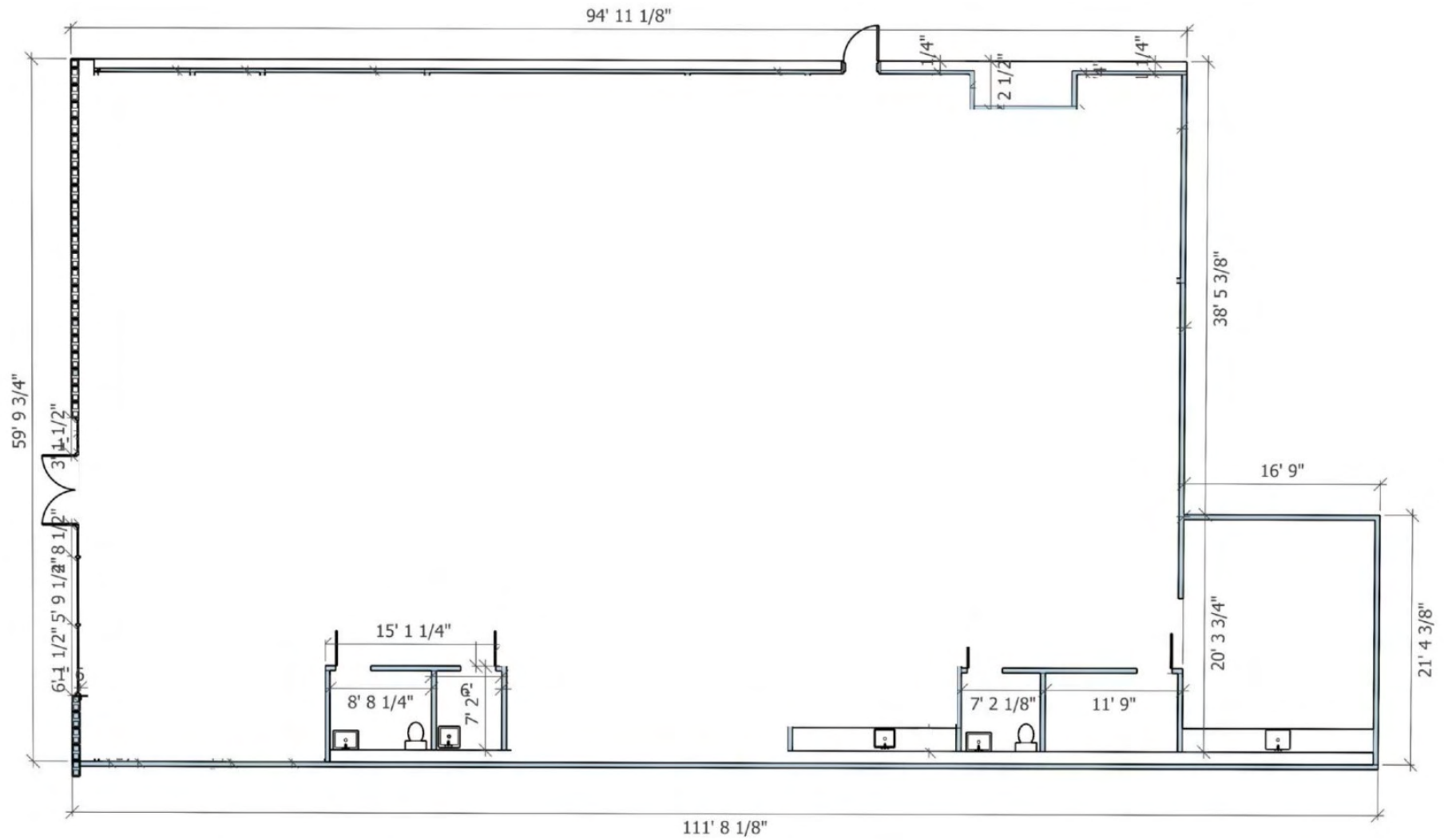
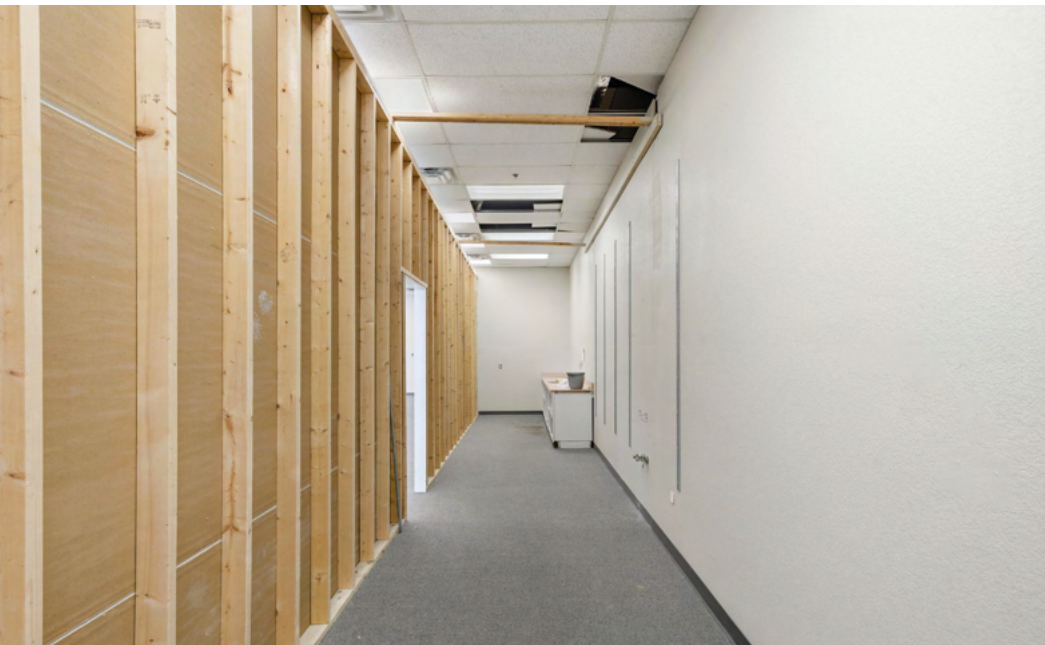


PHOTO GALLERY



Luke Holler
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PHOTO GALLERY



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BOUNDARY LINES ARE APPROXIMATE

 [Click to view property](#)

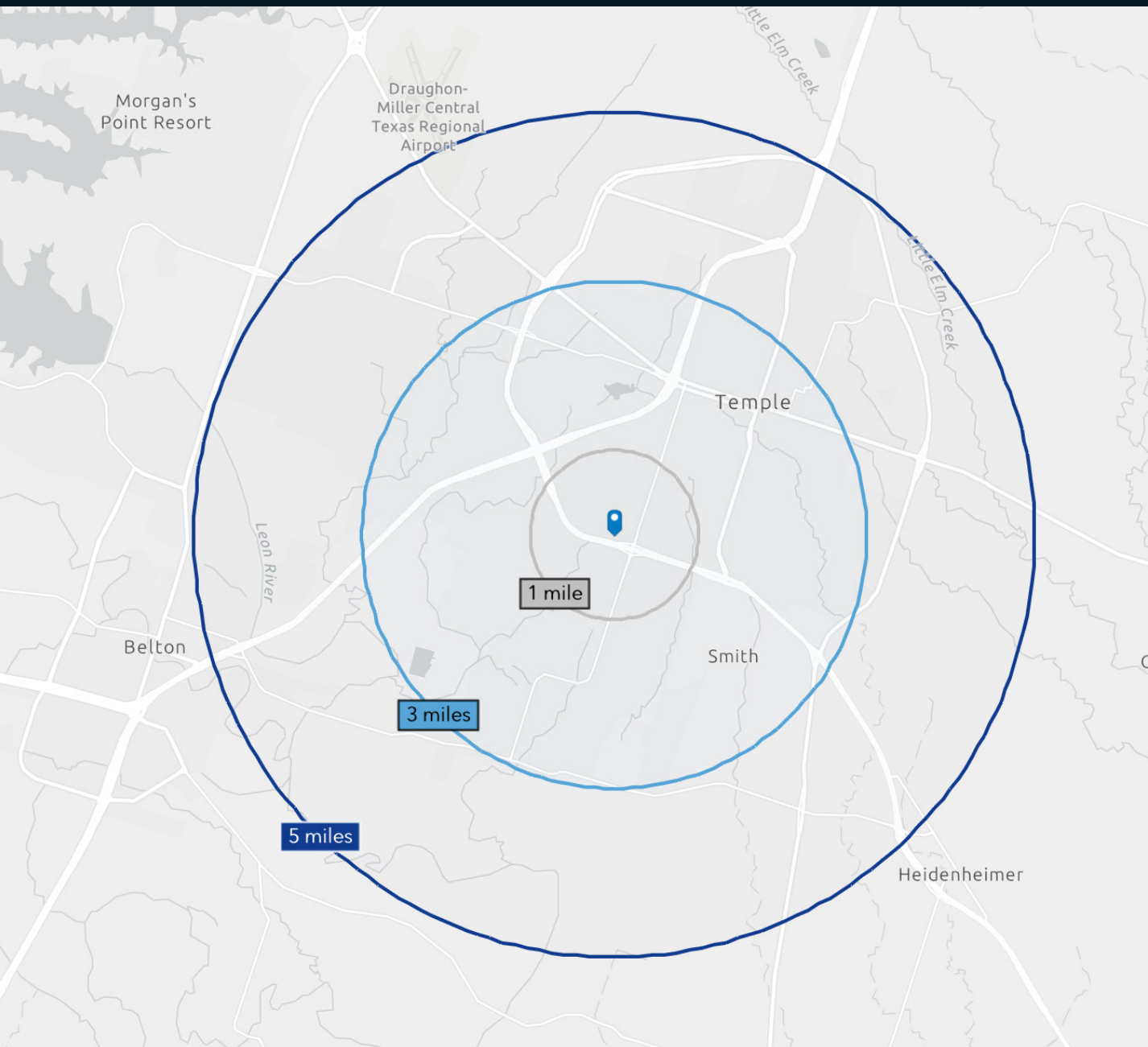


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DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	8,263	48,698	66,445
2020 Population	9,273	54,744	78,446
2025 Population	11,273	60,013	87,051



Median Age
38.1

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	3,564	19,954	26,428
2020 Households	4,344	23,189	31,716
2025 Households	5,596	26,363	36,283

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$59,921	\$62,983	\$68,007

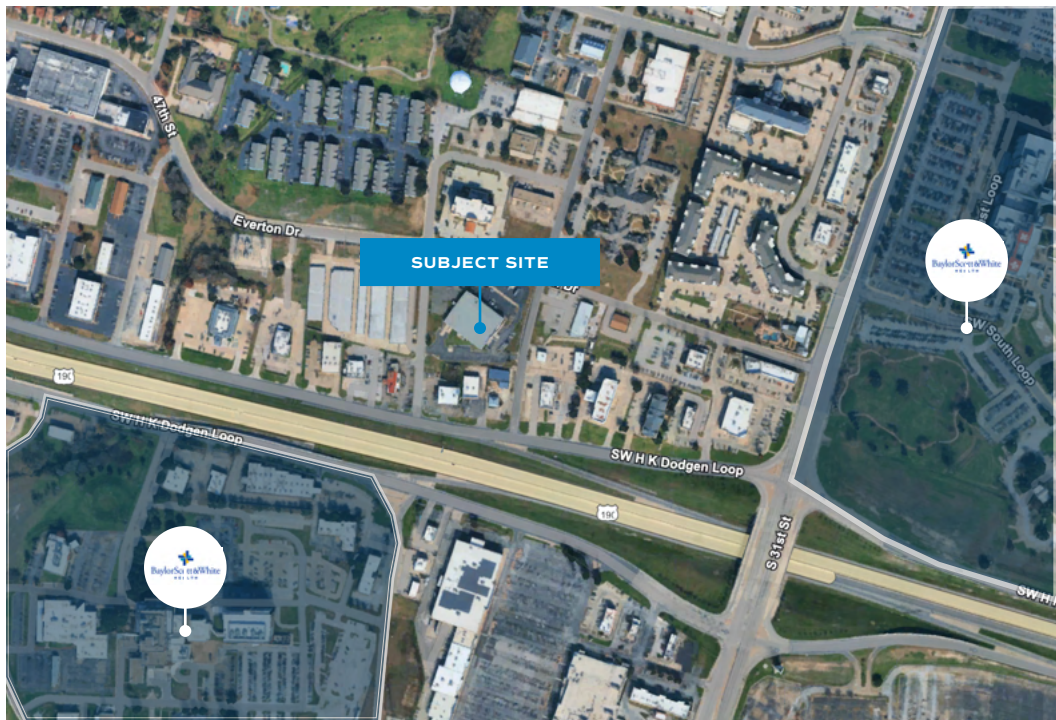
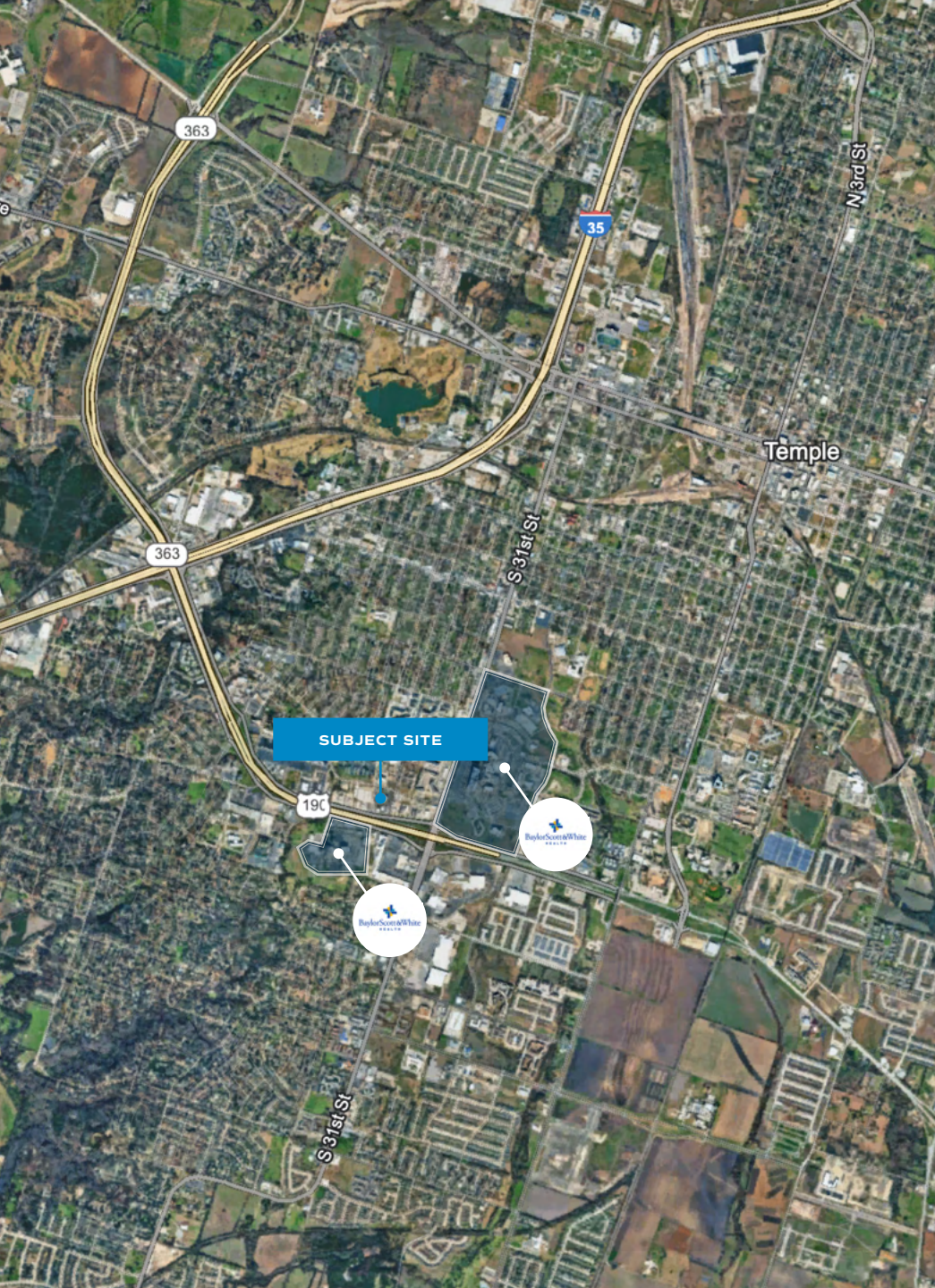
AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$79,707	\$84,059	\$89,466



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PRESENTED BY:



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Kathy Schroeder	269763	kathy@cbapex.com	254.776.0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Holler	796185	luke@cromwellcommercialgroup.com	254.313.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1